149.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,800 / 993,800
					USE VALUE:	993,800 / 993,800
					ASSESSED:	993,800 / 993,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
303		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLTZBERG BETH S &	
Owner 2:	BARGLOW DAMON	
Owner 3:		
Street 1:	303 GRAY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	SOLTZBERG BETH S -
Owner 2:	-
Street 1:	303 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,793 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2492 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6793.000	493,600	1,200	499,000	993,800
Total Card	0.156	493,600	1,200	499,000	993,800
Total Parcel	0.156	493,600	1,200	499,000	993,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.88 | /Parcel: 398.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	98012
GIS Ref	
GIS Ref	
Insp Date	11/04/08

!11635!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,700	1200	6,793.	499,000	993,900	993,900	Year End Roll	12/18/2019
2019	101	FV	368,100	1200	6,793.	467,800	837,100	837,100	Year End Roll	1/3/2019
2018	101	FV	368,100	1200	6,793.	386,700	756,000	756,000	Year End Roll	12/20/2017
2017	101	FV	368,100	1200	6,793.	355,600	724,900	724,900	Year End Roll	1/3/2017
2016	101	FV	368,100	1200	6,793.	324,400	693,700	693,700	Year End	1/4/2016
2015	101	FV	348,200	1300	6,793.	318,100	667,600	667,600	Year End Roll	12/11/2014
2014	101	FV	348,200	1300	6,793.	295,700	645,200	645,200	Year End Roll	12/16/2013
2013	101	FV	348,200	1300	6,793.	281,300	630,800	630,800		12/13/2012

PRINT

Date	Time
12/11/20	01:46:44

LAST REV

Date	Time
01/25/18	18:32:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLTZBERG BETH	1404-41		8/16/2011	Convenience	100	No	No		
ECKSTEIN JENS W	1295-94		1/26/2005		649,000	No	No		
WEIR MICHAEL	1221-47		5/5/2000		399,000	No	No		
IACOPUCCI LEO/E	1194-63		9/24/1998		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	98012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2000	5	Alterati	28,000	C				ENCLOSED PORCH TO

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2008	Meas/Inspect	345	PATRIOT
6/18/2005	MLS	HC	Helen Chinal
6/21/2004	Inspected	BR	B Rossignol
9/9/2000	MLS	MM	Mary M
12/13/1999	Mailer Sent		
10/28/1999	Meas. Denied	197	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6793		Sq. Ft.	Site		0	80.	0.92	9									499,030						499,000	

Total AC/HA: 0.15595 | Total SF/SM: 6793 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 499,030 | Spl Credit | Total: 499,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18818545
Const Adj.:	0.98990101
Adj $ / SQ:	152.904
Other Features:	107250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553405
Depreciation:	59768
Depreciated Total:	493637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

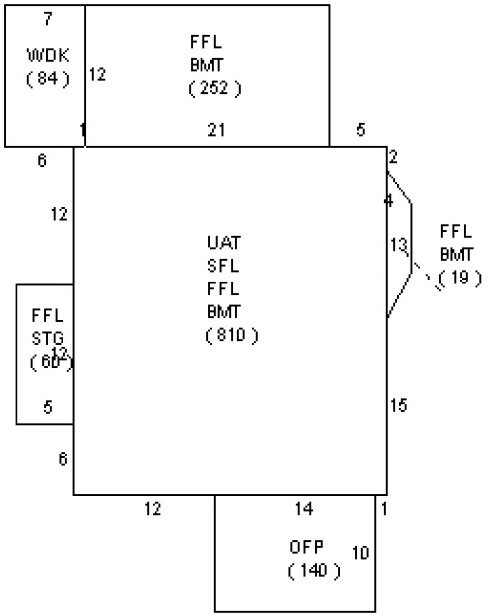
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.19
Special Features:	0	Val/Su Net:	140.27
Final Total:	493600	Val/Su SzAd	253.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,141	152.900	174,464
BMT	Basement	1,081	73.390	79,339
SFL	Second Floor	810	152.900	123,852
UAT	Upper Attic	203	61.160	12,385
OFP	Open Porch	140	28.000	3,920
WDK	Deck	84	15.840	1,330
STG	Storage	60	9.240	554
	Net Sketched Area:	3,519	Total:	395,844
Size Ad	1951	Gross Are	4126	FinArea 2492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X40	A	AV	1995	3.03	T	19.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200